

*Lovely Character House in a Popular Location on the Edge of Carmarthen Town. Views to Fore, Garden Area to Side With Drive for Parking. Loads of Character With Light & Roomy Accommodation.*



**Bryn Heulog, Roman Road, Carmarthen. SA31 2LJ.**

**£320,000 Offers in Region of**

**R/4861/NT**

Character property in a popular location on the Historical Roman Road of Llangunnor on the edge of Carmarthen Town. Recently having been modernized to offer good sized accommodation. The property is in good decorative order with large windows to leave in natural light, 3 reception rooms giving plenty of space and good sized bedrooms leaving you with that spacious feel to this lovely former farmhouse. Wooden floors and wood burner for the cozy nights in and farmhouse kitchen with Rayburn cooking range and original doors give the property the loving family home feeling.

Llangunnor village has shop and junior school. Less than a mile from Carmarthen town centre. Easy access to the A 40 and A 48 and Pembrey Country Park.



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**CARMARTHEN**  
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## Location

Situated on the edge of Llangunnor village on the old Roman Road with the village itself giving good day to day facilities including shop, and junior school .

Pensarn with retailers that include Greggs, Toolstation, ATS, Charlies and B&M to name a few. A mile to Carmarthen Town centre which offers national and traditional retailers, Lyric theatre and cinema, lovely eateries, county council offices, university and schools. Secondary school and leisure centre is a further mile in Johnstown. Its location gives it easy access to the A 48 which gives access to the M4 at Pont Abraham and to the south is Pembrey Country Park 11 miles with large sandy beach, dry ski slope, enclosed cycle track and woodland walks.

## Reception Porch

Window to side. Double glazed entrance door. Door to

## Hallway

Staircase and doors to

## Living Room

3.5m x 4.1m (11' 6" x 13' 5")

Double aspect to front and side. Radiator. Wood style flooring. Door to



## Dining Area

4.7m x 3.28m (15' 5" x 10' 9")

Double glazed window to rear. Radiator and wood style flooring. Woodburner inset with brick surround. Opening to





### Sitting Room

3.23m x 3.28m (10' 7" x 10' 9")

Double glazed window to front.



### Breakfast Room

3.8m x 2.2m (12' 6" x 7' 3")

Double glazed window to side. Radiator. Tiled Floor and opening to



### Kitchen

5.2m x 2.6m (17' 1" x 8' 6")

Range of base units with worktops over and matching wall units. One and a half bows stainless steel sink unit with single drainer, Rayburn oil fired cooking range with oven and hot plate. Electric 4 ring hob with extractor fan over. Oven and grill, Tiled floor, double glazed window to rear and rear entrance door.



### Landing

Double Glazed Window to front. Radiator and door to

### Bedroom

4.2m x 2.9m (13' 9" x 9' 6")

Double glazed window to rear. Radiator.

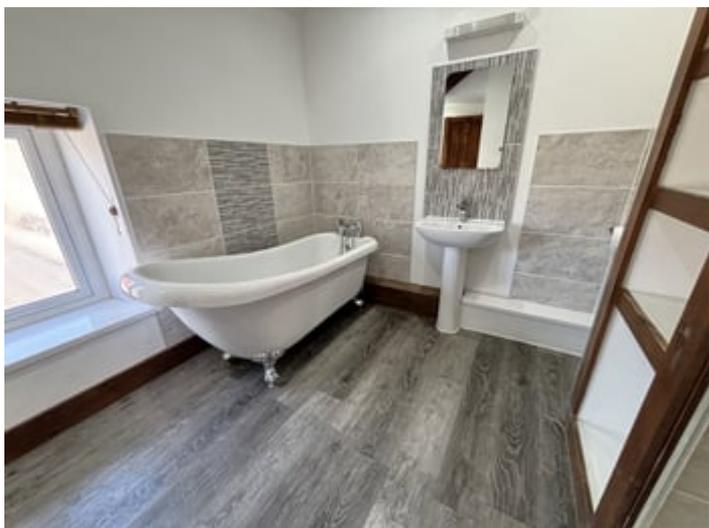


### Bathroom

2.67m x 3.03m (8' 9" x 9' 11")

Roll top free standing Victorian style bath with mixer tap and shower head attachment. Pedestal wash hand basin. WC. Shower cubicle 2.67 meters wide.

Radiator, localized wall tiles, opaque double glazed window to rear.



### Bedroom

2.7m x 3.5m (8' 10" x 11' 6")

Double glazed window to front and radiator.



### Bedroom

3.15m x 3.51m (10' 4" x 11' 6")

Double glazed window to front and radiator.



### Externally

Side driveway for parking. Front lawned garden and large side garden area which may have potential for residential planning subject to approval and application. Scattered shrubs and plants. To the rear is an enclosed area with concrete apron. Outbuilding / Boiler room 1.4 m x 4.2 meters with oil boiler, shower cubicle, wash hand basin and WC. Store room 7.5 m x 2 meters approx.



## Services

We have been informed by the current vendor that the property benefits from mains water, mains electric and gas central heating. Private drainage, however we are informed that there are mains drainage nearby with connections subject to connection charges.

There is also mains gas available.

## Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

## Council Tax Band

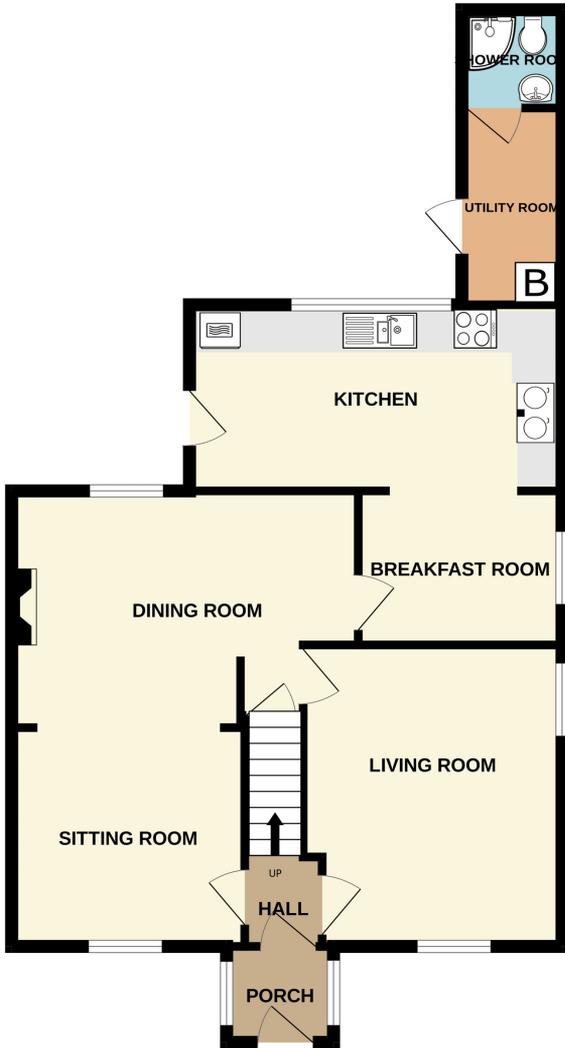
The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: F.

## Money Laundering Regulations

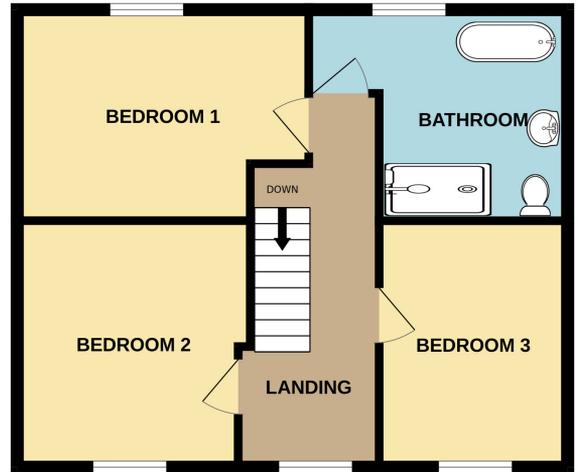
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations.

Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** Driveway.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Construction Type**

Traditional

**EPC Rating:** D (59)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

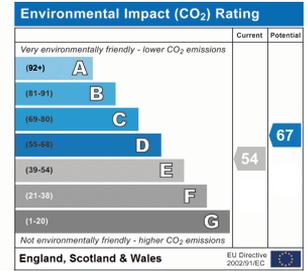
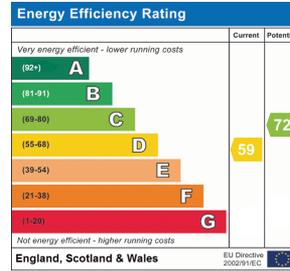
**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



### Directions

From the office continue to the end of Lammas Street. Turn left and at the Tesco traffic lights straight on. At the roundabout turn left and on the dual roadway keep in the right hand lane and at the roundabout go straight on second junction. Keeping to the right hand lane at the traffic lights continue over the Towy bridge and pass the garage. At the roundabout take the second junction and carry on through Pensarn to the end and turn left. Under the under pass and over the hump start climbing the hill and at the left bend turn right into Roman Road and carry on up the hill and after a short distance the property will be found on the left shown by a Morgan and Davies For Sale board.



For further information or to arrange a viewing on this property please contact :

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